



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

July 28, 2020 - 7:30 pm @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department)
Live Broadcast: WCTV Channel 20 – Local Cable TV
Live Stream: <http://www.wctv21.com/>

Call to Order

Public Hearing

Case #11-2020: Parcel 12-A-500 (Continued from June 9, 2020)
Applicant - New Hampshire Catholic Charities
Owner – New Hampshire Catholic Charities
Location – 21 Searles Road
**Zoning District - Rural District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section(s) 706.4 and 706.8** to allow four signs to be installed. Specifically from **Sec. 706.4 and Sec. 706.8**: To allow a building sign to be erected larger than the dimensions of signs permitted and the entrance sign to be erected larger than the dimensions of signs permitted with no front lot line setback and along Searles Road two retaining wall signs larger than the dimensions of signs permitted with no front lot line setback.

Case #17-2020: Parcel 17-I-110 (Continued from July 14, 2020)
Applicant – The Dubai Group, Inc. – Doug MacGuire, PE
Owner – Branden and Cheryl Tsetsilas
Location – 29 Walkey Road
**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake
Watershed Protection Overlay District (WPOD)**

Variance relief is requested from the following **Section(s) 200, 603.1.3, 702 & Appendix A-1**. Specifically from **Sec. 200**: To allow an accessory building as the only structure on the lot, where the detached building which is subordinate to the main use or building and located on the same lot with the main building is required. And from **Sec. 603.1.3** to allow for an accessory building as the permitted use on the lot where such use is not permitted. And from **Section(s) 702 and Appendix A-1**: To allow construction of a new 816 sf accessory building (garage) on a pre-existing non-conforming lot, with two frontages Walkey Road and Cobbetts Pond. To allow a lot size of 4,301 sf, where a minimum land area of 50,000 sf is required. To allow 96.4' frontage on Walkey Road (a private road/right of way) where 175' of frontage is required on a public road. To allow a front yard setback of 9' (Walkey Road) and to allow a modified front yard setback of 18' (Cobbetts Pond), where 50' is required. To allow an east side yard setback of 15' and a west side yard setback of 22' where 30' is required.

Public Meeting

Legislative/Staff Updates

ZBA Procedures Planning Sessions

Meeting Minutes-Review and Approve: June 9th & 23rd and July 14th 2020

Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.

Due to the current State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

The Board strongly encourages members of the public to participate in the public hearings remotely, where possible, rather than planning to attend in person.

Members of the public will be able to communicate with the Board remotely during the Public Hearing by telephone at **(603) 965-1241**.

PLEASE NOTE: In keeping with “social distancing” we are holding this meeting by way of “Zoom”. Most Zoning Board Members will not be in the room but will be using the “Zoom” platform to conduct the meeting. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at **(603) 965-1241**. All the members participating will be able to hear you and your questions will be answered.

As always you may attend the meeting, but reservations are required and if you plan on attending, please call (603) 432-3806 between the hours of 8 a.m. and 4 p.m.